

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - September 15, 1971

Appeal No. 10862 Maggi Smith, Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of September 21, 1971.

EFFECTIVE DATE OF ORDER - November 18, 1971

ORDERED:

That the appeal for variance from the open court requirements of R-3 Dist. to permit 1 story rear addition to dwelling at 3355 Baker St., N.E., lot 20, Square S-5001 be Granted.

FINDINGS OF FACT:

1. The subject property is located in a R-3 District.
2. The property is improved with a two story single family dwelling.
3. Appellant requests permission to have the back porch enclosed as a variance from the open court requirements to permit 1 story rear addition.
4. Appellant states that his back stoop is presently bricked to sholder height and request permission to enclose it.
5. There was no opposition registered at the Public Hearing to the granting of this appeal.

OPINION:

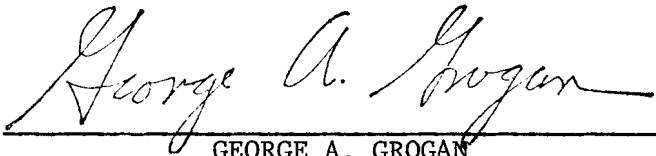
We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: 
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS
ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED
WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER
THE EFFECTIVE DATE OF THIS ORDER.